

ADAIR COUNTY  
PROJECT DEVELOPMENT BOARD  
SEPTEMBER 27, 2005  
PUBLIC HEARING

AGG CONSTRUCTION FILE

COUNTY: ADAIR

FILE CODE: PDB1

SUBMITTED BY: J/K

DATE: 7/27/05

The Adair County Project Development Board had a public hearing on Tuesday, September 27, 2005 at 4:30 p.m. in the basement of the Adair County Courthouse Annex Building. The purpose of the hearing was to allow property owners who desire their property considered for the proposed justice center to tender plats of their property, asking prices, and statements of any known historical or environmental concerns to the PDB.

Only one written statement was presented to the board. The proposal was from Victor and Shirley Cooper. The submitted proposal was for \$150,000.00 for the building and lot at the corner of Merchant Street and Monroe Alley. Plus \$15,000.00 for the transfer of records and equipment, and disruption of practice with the total proposal at \$165,000.00.

No other business was discussed at the hearing.

Respectfully submitted,

Gale Cowan

ADAIR COUNTY  
PROJECT DEVELOPMENT BOARD  
SEPTEMBER 27, 2005  
MINUTES

AOC CONSTRUCTION FILE

COUNTY: ADAMS

FILE CODE: PDB 1

SUBMITTED BY: JKM

DATE: 7/1/05

The Adair County Project Development Board met on Tuesday, September 27, 2005 at 5:00 p.m. in the basement of the Adair County Annex Building. Board members present were Judge/Executive Jerry Vaughan, Attorney Marshall Loy, Magistrate Roger Stephens, and AOC Representative Mr. Doug Teague. Also present from the AOC was Mr. James Bauman.

The first item on the agenda was Approval of the Minutes from the September 1, 2005 meeting. Marshall Loy made the motion to approve the minutes as presented. Roger Stephens seconded the motion. The vote was unanimous for approval.

Discussion of Property Sites was next on the agenda. The only proposal turned in at the hearing was a total of \$165,000.00 from Victor and Shirley Cooper at the corner of Merchant Street and Monroe Alley. No action was taken at this time.

Judge James Weddle and Circuit Clerk Dennis Loy came in at this time. Next on the agenda was Opening of Financial Advisor Packets. They are as follows:

1. First Kentucky Security Corporation, Frankfort Kentucky
2. Ross Sinclair & Associates, Frankfort Kentucky
3. Coastal Security, Houston Texas
4. Hilliard Lyons, Louisville Kentucky

Opening of Construction Manager Packets was next on the agenda. They are as follows:

1. Turner Construction, Louisville Kentucky
2. Venture Contracting Inc., Glasgow Kentucky
3. Alliance Corporation, Glasgow Kentucky
4. Jenkins Essex Construction, Elizabethtown Kentucky
5. Branscum Construction Co., Russell Springs Kentucky
6. LNF Design Build, Louisville Kentucky
7. Codell Construction, Winchester Kentucky
8. BCD Inc., Bardstown Kentucky

The next item on the agenda was Opening of Architect/Engineer Packets. They are as follows:

1. GBBN Architects, Lexington Kentucky
2. Lyle Associates Architects Inc., Lexington Kentucky
3. CMW Inc., Lexington Kentucky
4. JKS Architects, Hopkinsville Kentucky
5. KZF Design Inc., Cincinnati Ohio
6. JRA Architects, Louisville Kentucky

7. Vaughn Melton, Greenville Tennessee
8. Louis & Henry Group, Louisville Kentucky
9. James W. Potts, Lexington Kentucky
10. DLZ, Frankfort Kentucky
11. RBS Design Group, Owensboro Kentucky
12. Branstetter Carroll, Lexington Kentucky
13. Stengel Hill Architect, Louisville Kentucky
14. David C. Banks Architects, Frankfort Kentucky
15. Ricci Green Associates, Lexington Kentucky

At this time, Marshall Loy made the motion to go into executive session to discuss the proposals. Roger Stephens seconded the motion. The vote was unanimous for approval. The board went into executive session at 5:25 p.m. At 7:16 p.m. Marshall Loy made the motion to return to regular session. Roger Stephens seconded the motion. The vote was unanimous for approval.

Upon returning to regular session, Marshall Loy made the motion to invite Ross Sinclair & Associates from Frankfort Kentucky and Hilliard Lyons from Louisville Kentucky to make a presentation for Financial Advisor at the October 25, 2005 meeting of the PDB and to send letters to the unsuccessful agents. Roger Stephens seconded the motion. The vote was unanimous for approval.

Next, Roger Stephens made the motion to invite Venture Contracting Inc. of Glasgow Kentucky, Alliance Corporation from Glasgow Kentucky, Codell Construction of Winchester Kentucky, and Branscum Construction of Russell Springs Kentucky to make a presentation for Construction Manager at the October 25, 2005 meeting of PDB and to send letters to unsuccessful agents. Dennis Loy seconded the motion. The vote was unanimous for approval.

At this time, Dennis Loy made the motion to invite DLZ of Frankfort Kentucky, Louis and Henry Group from Louisville Kentucky, CMW Inc. from Lexington Kentucky, and Branstetter Carrol from Lexington Kentucky to make a presentation at the October 25, 2005 meeting of the PDB and to send letters to unsuccessful agents. Roger Stephens seconded the motion. The vote was unanimous for approval.

Other Business was next on the agenda. It was decided to tell the landowners that nothing would be decided on land acquisitions until after an architect could be contracted. Time allotments for the proposal presentations for the next meeting will be 10 minutes plus 5 minutes for question and answers for financial advisors, and 20 minutes plus 10 minutes for question and answers for construction managers and architects.

The next meeting of the Project Development Board will be Tuesday, October 25, 2005 at 5:00 p.m. CST. With no further business to discuss, Roger Stephens made the motion to adjourn. Dennis Loy seconded the motion. The vote was unanimous for approval.

Respectfully Submitted,

Gale Cowan

AGENDA  
ADAIR COUNTY PDB  
COURTHOUSE ANNEX BASEMENT  
SEPTEMBER 27, 2005

AOC CONSTRUCTION FILE  
COUNTY: ADAIR  
FILE CODE: PDB 1  
SUBMITTED BY: JB  
DATE: 9-28-05

1. CALL TO ORDER
2. ROLL CALL
3. OPENING REMARKS
4. APPROVAL OF MINUTES FROM 9-1-2005 PDB MEETING
5. DISCUSSION OF PROPERTY SITES
6. OPENING OF FINANCIAL ADVISOR PACKETS
7. OPENING OF CONSTRUCTION MANAGEMENT PACKETS
8. OPENING OF ARCHITECTURAL/ENGINEERING PACKETS
9. OTHER BUSINESS
10. ANNOUNCEMENT OF NEXT MEETING
11. ADJOURN

FINANCIAL ADVISOR

1ST KY SECURITIES BANCOMP  
ROSS SINCLAIRE OK NO  
COASTAL SECURITIES NO  
HILLIARD LYONS OK

4 - 2

CONSTRUCTION MANAGEMENT

TURNER CONST.  
VENTURE OK  
ALLIANCE OK  
JENKINS - ESSEX NO  
BRANSCUM OK  
LUCKETT & FARLEY - DISQ.  
CODELL OK  
BCD NO

8 - 4

A/E

GBBN  
LYLE ✓  
CMW OK  
KEITH SHARP ✓  
KZF NO  
JRA ✓  
V & M NO  
LOUIS & HENRY OK  
POTTS NO

15 - 4

DLZ OK

RBS  
OK BRANDSTETTER - CARROLL  
STENGEL - HILL  
DAVID BANKS ✓  
RICCI - GREEN

BCI  
CMW  
LOUIS & HENRY  
DLZ



Commonwealth of Kentucky Court of Justice  
MEETING NOTES

AOC CONSTRUCTION FILE  
COUNTY: ADAIR  
FILE CODE: POB1/M  
SUBMITTED BY: JB  
DATE: 9-28-05

MTG. DATE: 27 SEPT. 05

COUNTY: ADAIR

LOCATION: C'HOUSE ANNEX

FACILITY: JUDICIAL CTR.

AGENDA: (See: Construction Program Development Guide, Paragraph 16-6B(1) for Meeting Format)

Present	M	Representing	Phone
* VAUGHAN, *	OWEN MARSHALL	CJ/E, FC MAGISTRATE	
* STEVENS	ROGER	LOCAL BAR REP	
* TEAGUE	RONALD	ADC	
* WEDDLE, WY (?)	DENNIS	CJ, Cir. Clerk	
		SEC'y	
BAUMAN		ADC FACILITIES	

ITEMS DISCUSSED:

- 1) OPEN - MINUTES - moved/approved
- 2) PROPERTY - VICTORY/SHIRLEY COOPER - BEHIND ANNEX - DEED ATTACHED - \$165,000 - COOPER CHIROPRACTIC
- 3) MOVE TO EXEC. SESSION - moved/approved
- 4) SHORTLIST FA: RSA, HILLIARD LYONS - moved/approved
- 5) SHORTLIST CM: VENTURE, ALLIANCE, BRANSCUM, CODELL - moved/approved
- 6) SHORTLIST AE: CMW, LOUIS & HENRY, BRANDSTETTER-CARROLL, DLZ - moved/approved
- 7) INFORMAL NEGOTIATIONS w/ LANDOWNERS

4x30      4x30      4 hrs.      5 hrs.      ≈ 11 pm

ACTION ITEMS:

- ° DO IT ALL AT THE NEXT MEETING - 5 PM <sup>CT</sup> 10/25

REPORT BY: \_\_\_\_\_ FILE: \_\_\_\_\_

C: